

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2313908174 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/19/2023 02:56 PM Pg: 1 of 2

Dec ID 20230401689479
ST/CO Stamp 0-074-552-016 ST Tax \$145.00 CO Tax \$72.50
City Stamp 1-026-921-168 City Tax: \$1,522.50

Above Space for Recorder's Use Only

THE GRANTOR Rosanna B. Hayden, an unmarried woman, of 1704 W 94th St., Chicago Illinois 60643, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS EPG Chicago JV IV LLC of 10101 Roberts Road, Palos Hills, IL 60465 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special government taxes or assessment confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 25-06-418-018-0000

Address(es) of Real Estate: 1704 W 94th St Chicago Illinois 60643

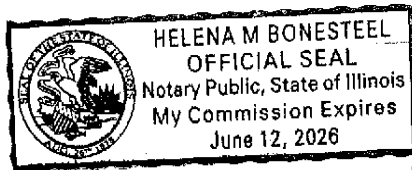
The date of this deed of conveyance is dated this 6 day of April, 2023.

Rosanna B. Hayden by Stephen Hayden as her Attorney in Fact

Rosanna B. Hayden by Stephen
Hayden as her Attorney in Fact

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen Hayden as Rosanna B. Hayden's Attorney in Fact personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal dated this 6 day of April, 2023.



Helena M Bonesteel

Notary Public

FIDELITY NATIONAL TITLE CH 230041741

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LEGAL DESCRIPTION

For the premises commonly known as: 1704 W 94th St
Chicago, Illinois 60643

Legal Description:

LOT 107 (EXCEPT THE WEST 2 FEET AND EXCEPT THE EAST 53.1 FEET AS MEASURED ON THE SOUTH LINE) IN THE SUBDIVISION OF LOTS 99 AND 100 IN LONGWOOD SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

GRANTEE'S ADDRESS

<p>This instrument was prepared by: Peter L. Berk O'Keefe Rivera & Berk, LLC 10 S La Salle St. Suite 2510 Chicago, IL 60603</p>	<p>Send subsequent tax bills to: EPG Chicago JV IV LLC 10101 Roberts Road Palos Hills, IL 60465</p>	<p>Mail recorded document to: Robert Augenlicht 123 W Madison St. Chicago, IL 60602</p>
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